001.0	0004	0004.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	319,700 /	319,700
					USE VALUE:	319,700 /	319,700
					ASSESSED:	319,700 /	319,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BOULEVARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KO NAI NAN ETAL/ TRUSTEES	
Owner 2:	NAN REALTY TRUST	
Owner 3:		
Street 1:	40 TABOR HILL RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,164 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1950, having primarily Brick Veneer Exterior and 682 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	4164.000	22,400	6,700	290,600	319,700
Total Card	0.096	22,400	6,700	290,600	319,700
Total Parcel	0.096	22,400	6,700	290,600	319,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.77 | /Parcel: 468.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	1152
GIS Ref	
GIS Ref	
Insp Date	12/01/18

!113!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	332	FV	22,400	6700	4,164.	285,800	314,900	314,900	Year End Roll	12/18/2019
2019	332	FV	20,600	7100	4,164.	266,800	294,500	294,500	Year End Roll	1/3/2019
2018	332	FV	20,600	7100	4,164.	238,200	265,900	265,900	Year End Roll	12/20/2017
2017	332	FV	20,600	7100	4,164.	209,600	237,300	237,300	Year End Roll	1/3/2017
2016	332	FV	18,300	7100	4,164.	157,200	182,600	182,600	Year End	1/4/2016
2015	332	FV	17,400	7300	4,164.	142,900	167,600	167,600	Year End Roll	12/11/2014
2014	332	FV	17,400	7300	4,164.	142,900	167,600	167,600	Year End Roll	12/16/2013
2013	332	FV	17,400	7300	4,164.	142,900	167,600	167,600		12/13/2012

PRINT

Date	Time
12/10/20	15:59:25

LAST REV

Date	Time
10/09/19	16:09:30
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 113

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19911-219		6/1/1989		550,000	No	No		G

USER DEFINED

Prior Id # 1:	1152
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2019	I & E Return	JO	Jenny O
12/1/2018	Info At Door	HS	Hanne S
2/17/2017	I & E Return	EMK	Ellen K
4/11/2016	I & E Return	MM	Mary M
4/2/2009	Measured	201	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		4164	8,228	Sq. Ft.	Site		0	30.5	2.29	CA									290,611						290,600	

Total AC/HA: 0.09559 | Total SF/SM: 4164 | Parcel LUC: 332 | Auto Repair | Prime NB Desc: COMM AVG | Total: 290,611 | Spl Credit | Total: 290,600

EXTERIOR INFORMATION

Type:	39 - Repair Gar.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	21 - Conc. Block	50	%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	D - Fair		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	8 - Plyw Panel		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	10
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	43.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		43.8	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	1.25000000
Const Adj.:	0.93993795
Adj $ / SQ:	76.370
Other Features:	2548
Grade Factor:	0.73
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	39881
Depreciation:	17468
Depreciated Total:	22413

COMMENTS

OFC FOR FOREIGN BODY WORKS COLLISION.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	1

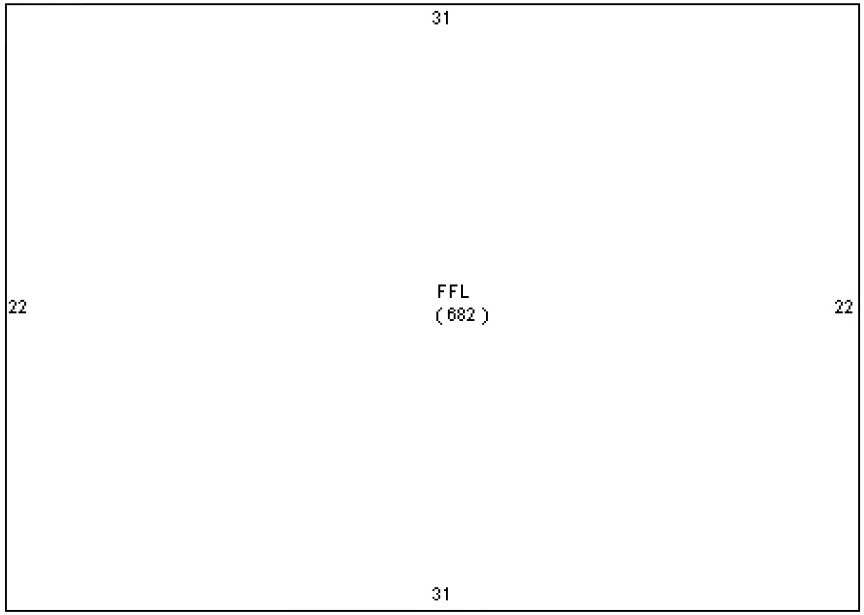
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	682	76.370	52,084

Net Sketched Area:	682	Total:	52,084
Size Ad	682	Gross Are	682	FinArea	682
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	55.75
Special Features:	0	Val/Su Net:	32.84
Final Total:	22400	Val/Su SzAd	32.84

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1985	0.00	T	27.2	332						
85	Paving	D	Y	1	3200	A	AV	1980	3.06	T	31.2	332			6,700			6,700

More:	N	Total Yard Items:	6,700	Total Special Featues:		Total:	6,700